

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR
THE MARRIOTT TOWNPLACE SUITES PROJECT**

FILE NO: C19-051 and H19-053
PROJECT APPLICANT: UC Keystone Owner LLC
APN: 259-47-013, -014, -015, -016

Project Description: The applicant seeks a conforming rezoning from the LI Light Industrial zoning district to the DC Downtown zoning district for the project site; and a Site Development Permit to allow the demolition of all structures on the project site and to construct an up to 175-room hotel on the approximately 0.60-gross acre site.

Location: Northeast corner at the intersection of Josefa and West San Carlos Streets, San José

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final Environmental Impact Report for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this SEIR may be used by your agency when considering subsequent approvals related to the project.

An **online joint community and environmental public scoping meeting** for this project will be held on

Thursday, September 24, 2020 at 6:00 p.m.

The live meeting via Zoom will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom app to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge. Members of the public may view and to the meeting and comment on the project by following the instructions listed below.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/97301648219>. Please ensure your device

has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
4. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Telephone Device Instructions

For participants who would like to join via telephone please dial +1-877-853-5257 (toll free) and when prompted, enter meeting ID: 973 0164 8219. You may also click *9 to indicate you wish to speak.

Public Comments Prior to Meeting

If you would like to submit your comments prior to the meeting, please email your comments to reema.mahamood@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

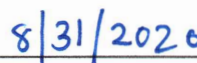
The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Reema Mahamood, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-6872, e-mail: reema.mahamood@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



Deputy



Date

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September 2020

A. INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the public of the environmental impacts of a proposed project that an agency may approve and implement. The EIR process is intended to provide sufficient information to evaluate a proposed project and its potential for significant adverse impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

A Supplement to a previously published EIR (SEIR) is prepared when it is determined that under the conditions listed in Section 15162 of the implementing guidelines of the California Environmental Quality Act of 1970, as amended (CEQA), only minor additions or changes would be necessary to make the previous EIR adequate to the project in the changed situation. As the lead agency, the City of San José will prepare an SEIR to the Downtown Strategy 2040 Final EIR (SCH #2003042127) to address the environmental impacts of the proposed Marriott Townplace Suites Project, because the details of this project were not available at the time the Downtown Strategy 2040 Final EIR was prepared.

The SEIR for the proposed project will be prepared and processed in accordance with CEQA. An Initial Study has been prepared (which will be incorporated into the SEIR as an appendix) to focus the SEIR on potentially significant adverse impacts pursuant to CEQA Guidelines Section 15178.

In accordance with the requirements of CEQA, the SEIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

B. PROJECT LOCATION

The approximately 0.6-acre project site is located at 491- 499 West San Carlos Street and 280 Josefa Street (Assessor's Parcel Numbers [APNs] 259-47-013, -014, -015, and -016) on the northeast corner of West San Carlos Street and Josefa Street in the City of San José. The project site is currently

developed with residential and commercial uses. Regional, vicinity, and aerial maps, and a conceptual site plan of the project site are attached as Figures 1, 2, 3 and 4.

C. DESCRIPTION OF THE PROJECT

Project Description

The project site is currently developed with six buildings and structures: two single-story commercial buildings, a tank house, and three single-family residences, totaling approximately 26,233 square feet. All buildings on the project site would be demolished as part of the project.

The project applicant proposes to redevelop the site with an eight-story hotel building with up to 175 guest rooms. The ground, third, and eighth floor would consist of hotel amenities and common areas for guests such as a courtyard and rooftop terrace, workout facilities, a breakfast area, lobby, lounge, and meeting rooms; however, the hotel would not include a full-service kitchen. The first through third floors would consist of parking for hotel guests. The fourth through eighth floors of the building would consist of hotel guest rooms.

The proposed hotel would cover approximately 95 percent of the total lot area and would have a total building area of approximately 114,577 square feet (excluding interior courtyard and parking). The project would have a floor area ratio (FAR) of 4.55.

The project site is located within the boundaries of the Diridon Station Area Plan (DSAP) and the Downtown Strategy 2040 plan area. The site is designated *Downtown* under the City's General Plan and zoned *LI – Light Industrial*. The site is located within the southern zone of the DSAP in the Park/San Carlos subarea. The proposed hotel is an allowed use under DSAP and the General Plan designation. The project proposes a confirming rezoning from *LI Light Industrial* to *DC Downtown Commercial Zoning District*, which would conform to the Downtown Primary Commercial zoning standards.

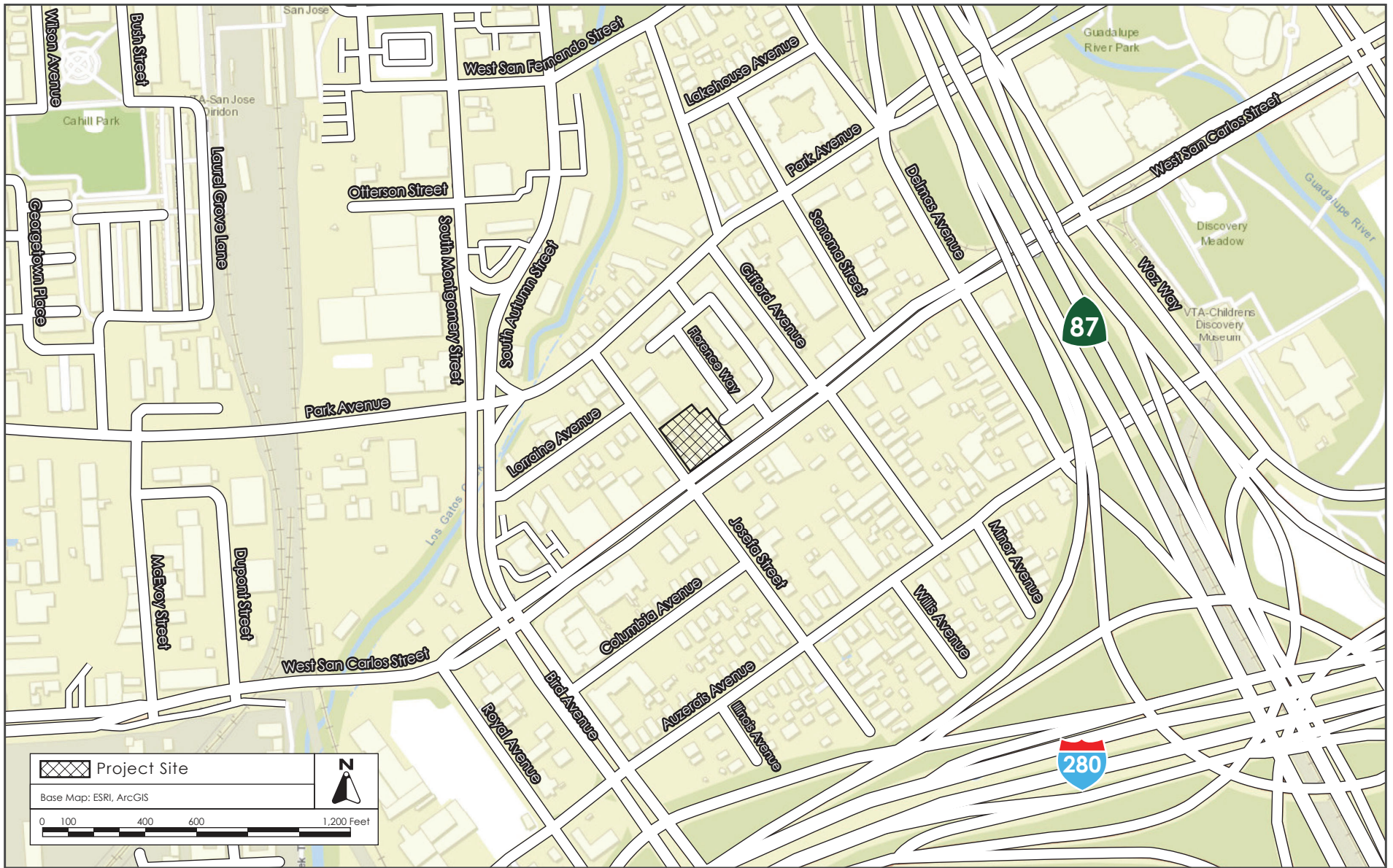
Anticipated Project Approvals

1. Conforming Rezoning
2. Vesting Tentative Map
3. Public Works Permits (e.g., grading, encroachment)
4. Site Plan and Architectural Review
5. Site Development Permit



REGIONAL MAP

FIGURE 1



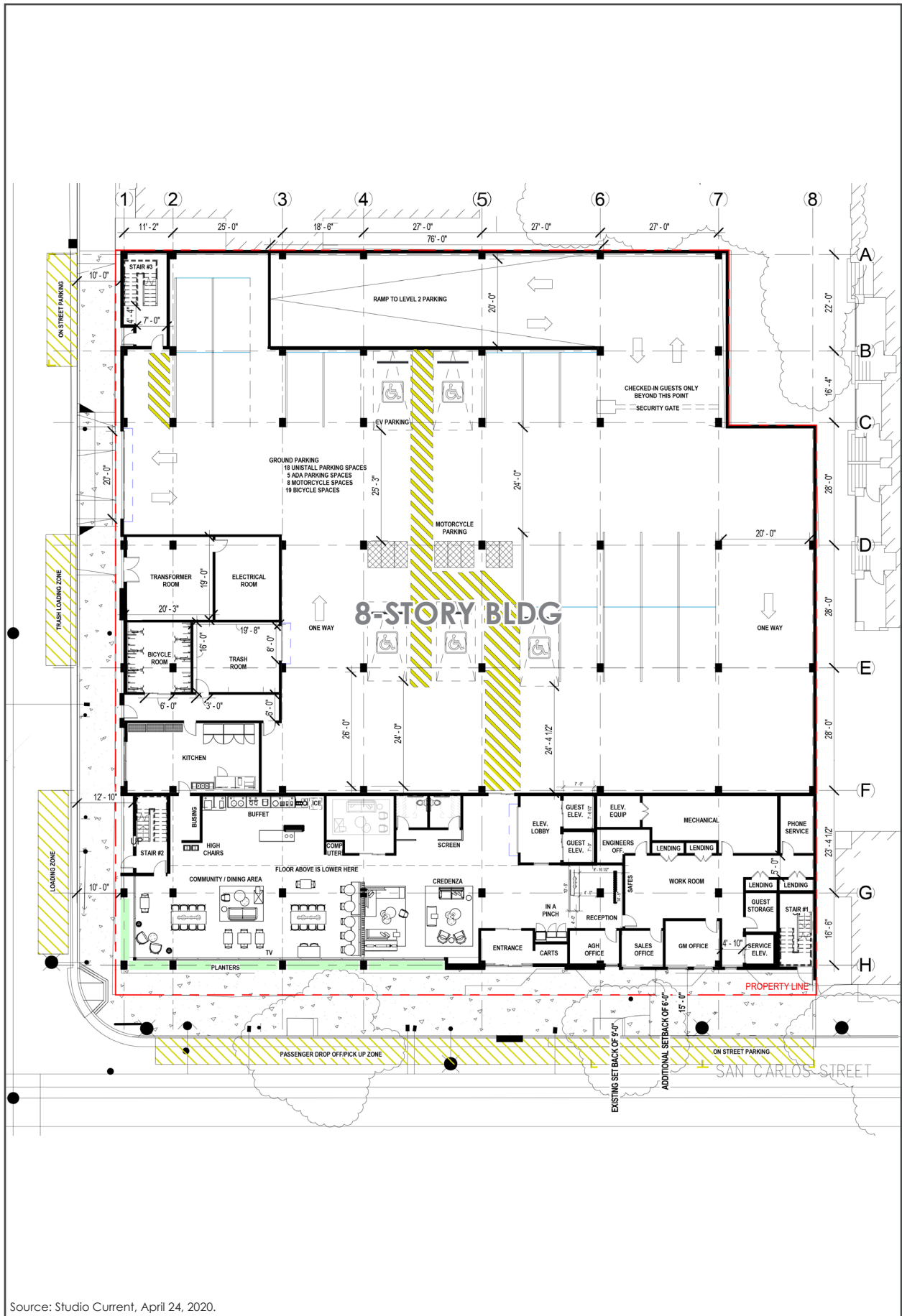
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



Source: Studio Current, April 24, 2020.

CONCEPTUAL SITE PLAN WITH GROUND FLOOR

FIGURE 4

D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The SEIR will identify the significant environmental impacts anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The SEIR will include the following environmental resources as related to the proposed project in either the main body of the report, or the included Initial Study:

1) *Aesthetics*

The proposed development would demolish the existing structures on-site and construct an eight-story hotel building. The surrounding structures are two to four stories in height. The SEIR will describe the existing visual setting of the project area and the changes that are anticipated to occur as a result of the proposed project. The SEIR will also discuss possible light and glare issues from the proposed development.

2) *Air Quality*

The SEIR will describe the existing air quality conditions in the Bay Area and will evaluate the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.

The SEIR will also evaluate the operational and construction air quality impacts on nearby sensitive receptors in accordance with the current BAAQMD CEQA Guidelines and thresholds. The closest sensitive receptors to the project site are the adjacent multi-family residences to the north and east.

3) *Biological Resources*

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The SEIR will address the loss of trees within, and adjacent to, the construction zone. In addition, the SEIR will identify and discuss the project's biological impacts during construction and operation and the project's consistency with the Santa Clara Valley Habitat Plan.

4) *Cultural Resources*

The SEIR will identify the potential for subsurface archaeological resource impacts from project construction. The existing buildings on-site were constructed in the 1920s through the 1980s and some may qualify as historic buildings. A tank house on the project site could be eligible for listing on the City's Historic Resources Inventory as a Candidate City Landmark. The SEIR will address the potential loss of or impact to any identified historic structure(s) on and adjacent to the site.

5) *Energy*

Implementation of the proposed project would result in an increased demand for energy use on-site. The SEIR will discuss the increase in energy usage on-site and energy efficiency

measures proposed by the project.

6) *Geology and Soils*

The SEIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.

7) *Greenhouse Gas Emissions*

The SEIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on BAAQMD thresholds and consistency with policies for reducing GHG emissions adopted by the City of San José. The project would be subject to the GHG reduction goals of Senate Bill 32 (SB 32), which established a statewide 2030 target for GHG emission. Proposed design measures to reduce energy consumption, transportation, solid waste, and water usage, which in turn would reduce GHG emissions, will be discussed.

8) *Hazards and Hazardous Materials*

The project proposes a hotel use on residential and commercial lands. The SEIR will address existing hazards or hazardous material conditions on and in the vicinity of the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

9) *Hydrology and Water Quality*

The SEIR will address the project's impact to the storm drainage system. In addition, the SEIR will address possible flooding issues and the projects effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

10) *Land Use*

The project site is located within a developed area of San José. The SEIR will describe the existing land uses adjacent to the site. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

11) *Noise and Vibration*

Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways. The SEIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. According to the City of San José Historic Resources Inventory, historic buildings within 300 feet of the site include 530 West San Carlos Street, located approximately 230 feet from the site, and 575 West San Carlos Street, located approximately 300 feet from the site. The SEIR will evaluate the effects of vibration during project construction on adjacent buildings. Public Services

The SEIR will describe available public services (fire and police protection, schools, and parks) and the potential for the project to require the expansion of existing facilities or construction of new facilities.

12) *Transportation*

The SEIR will examine the existing traffic conditions in the immediate vicinity of the project site and impacts of the project on the transportation system. Evaluation of CEQA transportation impacts of the project will be based upon the Vehicle Miles Traveled (VMT) metric per the City of San José Transportation Analysis Handbook methodology and in conformance with Council Policy 5-1. A Local Transportation Analysis (LTA) will be completed to identify transportation operational issues in the surrounding area that may arise due to project operation. The SEIR will also include an analysis of site access and circulation, and pedestrian and transit facilities.

13) *Tribal Cultural Resources*

The SEIR will discuss the project's potential to impact tribal cultural resources under Assembly Bill 52.

14) *Utilities and Service Systems*

Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The SEIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.

15) *Other Topic Areas*

The SEIR will also address the project's impacts on agricultural resources, population and housing, mineral resources, and wildfire. These discussions will be based, in part, upon information provided by the project applicant, as well as the City's General Plan EIR and other available technical data.

16) *Alternatives*

The SEIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed include reduced development alternatives), and/or alternative location(s). Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

17) *Significant Unavoidable Impacts*

The SEIR will identify any significant impacts that cannot be avoided or reduced to less than significant levels with mitigation if the project is implemented as proposed.

18) *Cumulative Impacts*

The SEIR will include a cumulative impacts section that will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the SEIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) SEIR authors.